

085.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,100 / 734,100

USE VALUE:

734,100 / 734,100

ASSESSED:

734,100 / 734,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City       |
|----|--------|-----------------------------|
| 49 |        | WESTMORELAND AVE, ARLINGTON |

**OWNERSHIP**Unit #:

|                         |  |
|-------------------------|--|
| Owner 1: NEWTON THOMAS  |  |
| Owner 2: PAOLETTI KARMA |  |
| Owner 3:                |  |

Street 1: 49 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FINKELSTEIN JONATHAN A -

Owner 2: MACH JEANETTE R -

Street 1: 49 WESTMORELAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 1626 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 9    | Varied      |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5000        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.14 | 6     |             |           |        |   |        |   |        |   | 399,000         |           |   |           |        |      | 399,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  |  |  |  |  |  |  |  |  | Land Size |  | Building Value                 |  | Yard Items |  | Land Value     |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|-------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101                     |  |  |  |  |  |  |  |  |  | 5000.000  |  | 335,100                        |  |            |  | 399,000        |  | 734,100     |  |                   |  |  |  |           |  |
| Total Card              |  |  |  |  |  |  |  |  |  | 0.115     |  | 335,100                        |  |            |  | 399,000        |  | 734,100     |  | Entered Lot Size  |  |  |  |           |  |
| Total Parcel            |  |  |  |  |  |  |  |  |  | 0.115     |  | 335,100                        |  |            |  | 399,000        |  | 734,100     |  | Total Land:       |  |  |  |           |  |
| Source: Market Adj Cost |  |  |  |  |  |  |  |  |  |           |  | Total Value per SQ unit /Card: |  | 451.48     |  | /Parcel: 451.4 |  |             |  | Land Unit Type:   |  |  |  |           |  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               |               | Parcel ID  |  | 085.0-0005-0004.0 |  |  |  |  |  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|-------------------|--|--|--|--|--|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |  |                   |  |  |  |  |  |  |
| 2020                | 101 | FV  | 335,100    | 0         | 5,000.    | 399,000    | 734,100     | 734,100       | Year End Roll | 12/18/2019 |  |                   |  |  |  |  |  |  |
| 2019                | 101 | FV  | 278,500    | 0         | 5,000.    | 393,300    | 671,800     | 671,800       | Year End Roll | 1/3/2019   |  |                   |  |  |  |  |  |  |
| 2018                | 101 | FV  | 278,500    | 0         | 5,000.    | 302,100    | 580,600     | 580,600       | Year End Roll | 12/20/2017 |  |                   |  |  |  |  |  |  |
| 2017                | 101 | FV  | 278,500    | 0         | 5,000.    | 285,000    | 563,500     | 563,500       | Year End Roll | 1/3/2017   |  |                   |  |  |  |  |  |  |
| 2016                | 101 | FV  | 278,500    | 0         | 5,000.    | 262,200    | 540,700     | 540,700       | Year End      | 1/4/2016   |  |                   |  |  |  |  |  |  |
| 2015                | 101 | FV  | 263,100    | 0         | 5,000.    | 245,100    | 508,200     | 508,200       | Year End Roll | 12/11/2014 |  |                   |  |  |  |  |  |  |
| 2014                | 101 | FV  | 263,100    | 0         | 5,000.    | 225,700    | 488,800     | 488,800       | Year End Roll | 12/16/2013 |  |                   |  |  |  |  |  |  |
| 2013                | 101 | FV  | 263,100    | 0         | 5,000.    | 225,700    | 488,800     | 488,800       |               | 12/13/2012 |  |                   |  |  |  |  |  |  |

| SALES INFORMATION |           |      |           |           |  |            |  |    |     | TAX DISTRICT |       |  |  | PAT ACCT. |  |  |  |  |  |
|-------------------|-----------|------|-----------|-----------|--|------------|--|----|-----|--------------|-------|--|--|-----------|--|--|--|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code |  | Sale Price |  | V  | Tst | Verif        | Notes |  |  |           |  |  |  |  |  |
| FINKELSTEIN JON   | 47253-67  |      | 4/10/2006 |           |  | 532,000    |  | No | No  |              |       |  |  |           |  |  |  |  |  |
| GORDON DIANE M    | 28291-559 |      | 3/11/1998 |           |  | 275,000    |  | No | No  | Y            |       |  |  |           |  |  |  |  |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |                   |            | ACTIVITY INFORMATION |     |              |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|-------------------|------------|----------------------|-----|--------------|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment           | Date       | Result               | By  | Name         |  |  |  |
| 8/9/1999         | 517    | Addition | 12,500 |     |            |          |            | NEW WDK/SIDE ENTR | 10/26/2018 | MEAS&NOTICE          | HS  | Hanne S      |  |  |  |
| 1/22/1999        | 48     | Inter Fi | 11,000 |     |            |          |            | REMODEL ATTIC     | 3/25/2009  | Meas/Inspect         | 372 | PATRIOT      |  |  |  |
|                  |        |          |        |     |            |          |            |                   | 8/26/2006  | MLS                  | HC  | Helen Chinal |  |  |  |
|                  |        |          |        |     |            |          |            |                   | 1/19/2000  | Mailer Sent          |     |              |  |  |  |
|                  |        |          |        |     |            |          |            |                   | 1/19/2000  | Measured             | 276 | PATRIOT      |  |  |  |
|                  |        |          |        |     |            |          |            |                   | 10/1/1991  |                      | PM  | Peter M      |  |  |  |

| Sign: | VERIFICATION OF VISIT NOT DATA |   |   |   |   |   |   |   |   |   |   |   |
|-------|--------------------------------|---|---|---|---|---|---|---|---|---|---|---|
|       | /                              | / | / | / | / | / | / | / | / | / | / | / |

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 399,000

Spl Credit

Total: 399,000

apro

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

|                                 |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
|---------------------------------|-------------------|-----------------|----------|------------------------------------|-------------------|---------|----------|-------------------------|--------------|------------|---------|----------------------|---------|---------|------------|--------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |                 |          | <b>BATH FEATURES</b>               |                   |         |          | <b>COMMENTS</b>         |              |            |         | <b>SKETCH</b>        |         |         |            |              |              |  |  |
| Type: 15 - Old Style            | 2A - 2 Sty +Attic | 1               | Total: 1 | Full Bath: 2                       | Rating: Good      | A Bath: | Rating:  | 3/4 Bath:               | Rating:      | A 3QBth:   | Rating: | 1/2 Bath:            | Rating: | A HBth: | Rating:    | OthrFix:     | Rating:      |  |  |
| (Liv) Units: 1                  |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Foundation: 3 - BrickorStone    |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Frame: 1 - Wood                 |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Prime Wall: 3 - Aluminum        |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Sec Wall:                       |                   |                 | %        |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Roof Struct: 2 - Hip            |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Color: BLUE                     |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| View / Desir:                   |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| <b>GENERAL INFORMATION</b>      |                   |                 |          | <b>OTHER FEATURES</b>              |                   |         |          | <b>RESIDENTIAL GRID</b> |              |            |         |                      |         |         |            |              |              |  |  |
| Grade: C - Average              |                   |                 |          | Kits: 1                            | Rating: Very Good | A Kits: | Rating:  | 1st Res Grid            | Desc: Line 1 | # Units: 1 |         |                      |         |         |            |              |              |  |  |
| Year Blt: 1890                  | Eff Yr Blt:       |                 |          | Fpl:                               | Rating:           | Other   |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Alt LUC:                        |                   | Alt %:          |          | WSFlue:                            | Rating:           | Upper   |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Jurisdct:                       |                   | Fact: .         |          | Lvl 2                              |                   | Lvl 1   |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Const Mod:                      |                   |                 |          | Lower                              |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Lump Sum Adj:                   |                   |                 |          | Totals                             | RMS: 6            | BRs: 3  | Baths: 2 | HB                      |              |            |         |                      |         |         |            |              |              |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |                 |          | <b>CONDOS INFORMATION</b>          |                   |         |          | <b>REMODELING</b>       |              |            |         | <b>RES BREAKDOWN</b> |         |         |            |              |              |  |  |
| Avg Ht/FL: STD                  |                   |                 |          | Location:                          |                   |         |          | Exterior:               |              | No Unit    | RMS     | BRs                  | FL      |         |            |              |              |  |  |
| Prim Int Wall: 2 - Plaster      |                   |                 |          | Total Units:                       |                   |         |          | Interior:               |              | 1          | 6       | 3                    | M       |         |            |              |              |  |  |
| Sec Int Wall:                   |                   | %               |          | Floor:                             |                   |         |          | Additions: 1999         |              |            |         |                      |         |         |            |              |              |  |  |
| Partition: T - Typical          |                   |                 |          | % Own:                             |                   |         |          | Kitchen:                |              |            |         |                      |         |         |            |              |              |  |  |
| Prim Floors: 3 - Hardwood       |                   |                 |          | Name:                              |                   |         |          | Baths:                  |              |            |         |                      |         |         |            |              |              |  |  |
| Sec Floors:                     |                   | %               |          |                                    |                   |         |          | Plumbing:               |              |            |         |                      |         |         |            |              |              |  |  |
| Bsmnt Flr: 12 - Concrete        |                   |                 |          |                                    |                   |         |          | Electric:               |              |            |         |                      |         |         |            |              |              |  |  |
| Subfloor:                       |                   |                 |          |                                    |                   |         |          | Heating:                |              |            |         |                      |         |         |            |              |              |  |  |
| Bsmnt Gar:                      |                   |                 |          |                                    |                   |         |          | General:                |              |            |         |                      |         |         |            |              |              |  |  |
| Electric: 3 - Typical           |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Insulation: 2 - Typical         |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Int vs Ext:                     |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Heat Fuel: 2 - Gas              |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Heat Type: 1 - Forced H/Air     |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| # Heat Sys: 1                   |                   |                 |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| % Heated: 100                   |                   | % AC: 100       |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| Solar HW: NO                    |                   | Central Vac: NO |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| % Com Wall                      |                   | % Sprinkled:    |          |                                    |                   |         |          |                         |              |            |         |                      |         |         |            |              |              |  |  |
| <b>MOBILE HOME</b>              |                   |                 |          | Make:                              |                   | Model:  |          | Serial #:               |              | Year:      |         | Color:               |         |         |            |              |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |                 |          | <b>PARCEL ID</b> 085.0-0005-0004.0 |                   |         |          |                         |              |            |         |                      |         |         |            | <b>IMAGE</b> |              |  |  |
| Code                            | Description       | A               | Y/S      | Qty                                | Size/Dim          | Qual    | Con      | Year                    | Unit Price   | D/S        | Dep     | LUC                  | Fact    | NB Fa   | Appr Value | JCod JFact   | Juris. Value |  |  |
| 2                               | Frame Shed        | D               | Y        | 18X8                               |                   | A       | AV       | 1980                    |              | 0.00       | T       | 31.2                 | 101     |         |            |              |              |  |  |
| More: N                         | Total Yard Items: |                 |          | Total Special Features:            |                   |         |          |                         |              | Total:     |         |                      |         |         |            |              |              |  |  |